



debbie fortune  
ESTATE AGENTS



191 Claverham Road

Claverham



# 191 Claverham Road, Claverham, Bristol, BS49 4LW £335,000

- Affordable family home
- Ideal for commuters
- A three double bedroom terrace family home
- Restorable off-street parking with a single garage
- Private rear garden with productive vegetable patch
- Neatly lawned area, perfect for children or animals

A truly delightful three-bedroom family home, offering spacious accommodation throughout and within walking distance to a range of local amenities.

## SITUATION

The North Somerset village of Claverham has local facilities on its High Street, and its primary school (<http://www.courtdewyck.co.uk/>) and village hall are within a walk. More comprehensive shopping, social and recreational facilities are in the nearby village of Yatton, which offers all sorts of shops, restaurants and pubs. Bristol and Weston-super-Mare are within easy daily commuting distance via the A370 and there is access to the national motorway network at Clevedon, a short drive away. Yatton Railway Station offers a mainline railway service and Bristol International Airport is also within easy reach. Claverham is in the school catchment area for Backwell (<http://www.backwellschool.net/>) and there are private schools in the area at Bristol, Sidcot and Wraxall. The countryside around offers a host of country pursuits inc. walking, fishing, riding and sailing.

## DIRECTIONS

From our office in Congresbury head towards Bristol, turn right at the traffic lights onto the A370 (Bristol Road). Travel along this road until the next set of traffic lights, bearing left onto Smallway. Continue past the garden centre and country club until you meet the mini roundabout, take the second exit (turn right) onto Claverham Road. Proceed along this road for and you will find the property on your left-hand side.



## DESCRIPTION

A truly delightful three-bedroom family home, offering spacious accommodation throughout and within walking distance to a range of local amenities.

This quaint family home is set within the heart of Claverham, a bustling village popular with families, commuters, professional couples, and downsizers.

The front elevation offers a spacious entrance hall fashioned with Victorian mosaic inspired floor tiles and sufficient hanging space for coats and boots. To the right is a generous dual aspect lounge, fitted with a redbrick open fireplace and neat hardwood flooring.

The kitchen provides fitted base and wall units with a wooden countertop and a farmhouse sink. There is space to store a fridge/freezer, skinny dishwasher, cooker, and a small table.

Tucked under the stairs is a handy storage space, alongside an enclosed utility/pantry cupboard with plumbing. Adjacent is a modern family bathroom with separate corner shower, bath, toilet, and basin. Positioned at the rear of the property is the versatile dining/playroom, offering double doors into the private garden.

This property not only boasts a move in ready ethos, but provides scope to extend and add value, subject to planning. Upstairs are three double bedrooms, all with pleasant outlooks. Many of the neighbouring properties have reconfigured the upstairs layout and inserted a bathroom whilst still keeping three suitably sized bedrooms. Another option, subject to planning, is to divide the master bedroom making a fourth bedroom, if desired, or potentially a master ensuite. The options are endless!

The garden is spectacular, half laid to lawn and bordered with shrubs/bushes and the other half fitted with raised vegetable beds. There is a shingled alfresco dining area, perfect for those summer BBQ's and to the side of the property a hidden wood shelter. A single garage with light and electricity, is positioned towards the rear and is access via the garden. Either making ideal storage, a classic car space or potential to convert into an office, subject to planning. Alongside the single garage is a patch of decking, this historically was a single parking space and can easily be restored, as the tarmac is beneath.

The home has been thoroughly looked after and much loved, as is evident throughout. The current owners especially love the practicality and easy transport links into Bristol.

## PROPERTY INFORMATION

Tenure – Freehold

Council tax band – B

EPC rating D

**Our vendor says...** We've particularly loved the privacy of our garden, our hedgehog visitors, and the big summer sunsets that flood the playroom/dining room with warm light. It has been a fantastic house for us to raise our kids in and the location is great for both the local school and for the commute to work in Bristol. However, now it's time for a new adventure; we'll all be sad to say goodbye.

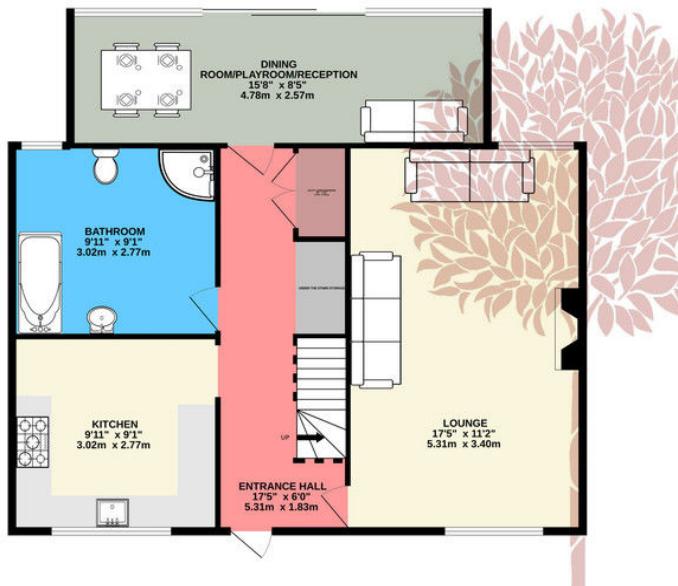
**We have noticed...** A fantastic opportunity to purchase an affordable family home, in such a delightful village. It is not every day you come across a property that tick all the boxes, location, links into Bristol, schooling, and community.



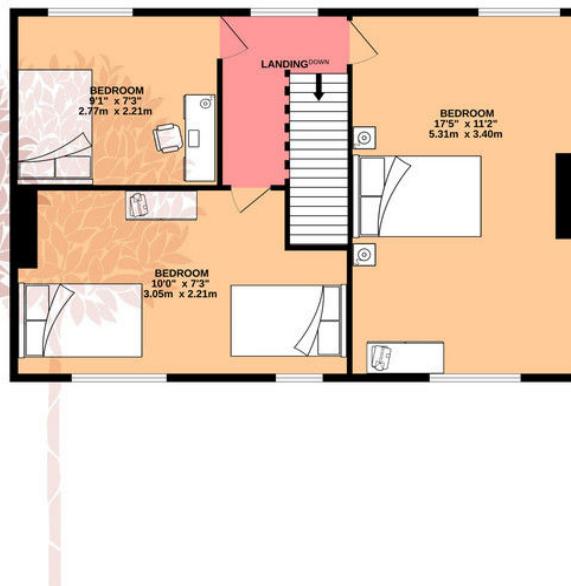


## Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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